059.0	0003	0004.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	8,809,100	/	8,809,100
USE VALUE:	8,809,100	/	8,809,100
ASSESSED:	8,809,100	/	8,809,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-6	VIKING CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON SANDRA A-TR--ETAL
Owner 2:	JOHNSON RICHARD A
Owner 3:	
Street 1:	1026 MASS AVENUE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.634 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1968, having primarily Brick Exterior and 50042 Square Feet, with 57 Units, 57 Baths, 0 3/4 Bath, 0 HalfBath, 188 Rooms, and 74 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	71168.000	5,170,700	18,900	3,619,500	8,809,100
Total Card	1.634	5,170,700	18,900	3,619,500	8,809,100
Total Parcel	1.634	5,170,700	18,900	3,619,500	8,809,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 176.03 | /Parcel: 176.03

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 39265

GIS Ref

GIS Ref

Insp Date 03/04/09

!5197!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	5,170,700	18900	71,168.	3,619,500	8,809,100		Year end	12/23/2021
2021	112	FV	5,170,700	18900	71,168.	3,448,500	8,638,100		Year End Roll	12/10/2020
2020	112	FV	4,944,300	18900	71,168.	3,135,000	8,098,200	8,098,200	Year End Roll	12/18/2019
2019	112	FV	4,095,300	19800	71,168.	3,135,000	7,250,100	7,250,100	Year End Roll	1/3/2019
2018	112	FV	4,095,300	19800	71,168.	3,135,000	7,250,100	7,250,100	Year End Roll	12/20/2017
2017	112	FV	3,529,200	19800	71,168.	2,565,000	6,114,000	6,114,000	Year End Roll	1/3/2017
2016	112	FV	3,529,200	19800	71,168.	2,565,000	6,114,000	6,114,000	Year End	1/4/2016
2015	112	FV	3,104,700	20500	71,168.	2,166,000	5,291,200	5,291,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5197

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14708-265		8/1/1982		1	No	No	F	

PRINT

Date	Time
12/30/21	01:47:40

LAST REV

Date	Time
04/12/17	13:21:20
ekelly	

USER DEFINED

Prior Id # 1:	39265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1537	Re-Roof	42,000					
10/7/2004	858	Manual		C				fill in pool

ACTIVITY INFORMATION

Date	Result	By	Name
3/4/2009	Measured	197	PATRIOT
5/11/2000	Measured	197	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		71168		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		57		No. of Un	Site		0	63,500.	1.00	AA									3,619,500						3,619,500	

Total AC/HA:	1.63379	Total SF/SM:	71168	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	3,619,500	Spl Credit		Total:	3,619,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	57	Total:	57
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	57	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	57	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.99782008
Adj $ / SQ:	134.107
Other Features:	570000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	7083177
Depreciation:	1912458
Depreciated Total:	5170719

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	40

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	74	Baths:	57	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

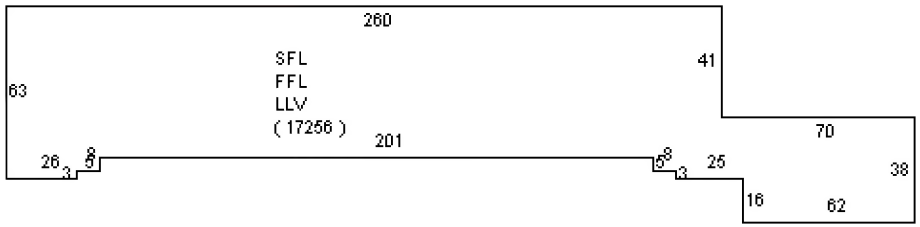
No Unit	RMS	BRS	FL
40	3	1	M
17	4	2	M
Totals			
57	188	74	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.11
Special Features:	0	Val/Su Net:	99.88
Final Total:	5170700	Val/Su SzAd	149.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	17,256	134.110	2,314,151
LLV	Lower Level	17,256	109.230	1,884,876
SFL	Second Floor	17,256	134.110	2,314,151

Net Sketched Area:	51,768		Total:	6,513,178	
Size Ad	34512	Gross Area	51768	FinArea	50042

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	15000	A	AV	1980	1.83	T	31.2	112			18,900			18,900
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	112						

More:	N	Total Yard Items:	18,900	Total Special Featues:		Total:	18,900